



**STAFF REPORT
REZONE
1065, 1075, 1085 HULL ROAD
ZONE-2025-09-1987
NOVEMBER 6th, 2025**

APPLICANT: Frank Pittman / Pittman & Greer Engineering
OWNER: Allgood Properties LLC
ZONING REQUEST: From C-R to C-G
TYPE OF REQUEST: Type II
LOCATION: 1065, 1075, 1085 Hull Road
TAX MAP NUMBERS: 213 012, 213 013, 213 001G
COUNTY COMMISSION DISTRICT: District 9
PROJECT SIZE: 1.54 Acres
PRESENT USE: Undeveloped/Single-Family Residential
PROPOSED USE: Commercial Retail / Restaurant
PUBLIC NOTICE POSTED: October 22nd, 2025
STAFF RECOMMENDATION: **APPROVAL WITH CONDITION**
PLANNING COMM. RECOMMENDATION: **PENDING**
MAYOR & COMMISSION AGENDA SETTING: .. November 18th, 2025 (tentative)
MAYOR & COMMISSION VOTING SESSION: December 2nd, 2025 (tentative)

I. Summary Recommendation

The proposal is to rezone two undeveloped parcels and one parcel with an unoccupied single-family residence, at 1065, 1075, and 1085 Hull Road, from Commercial-Rural (C-R) to Commercial-General (C-G). Combined, these three parcels total 1.54 acres. The applicant has not provided any development plan associated with the request; however, the application report indicates potential for retail and/or restaurant use.

The request, though unrelated by ownership or applicant to previous requests, is a continuation of the continuing development on Hull Road and US Highway 29 N. Over the last decade, this area has seen a significant increase in intensity of use. The subject parcel is bounded to the north and west by mixed-density residential and commercial uses.

Staff finds that the requested rezoning request, while a significant increase in intensity, does align with continued development of the Hull Road and US Highway 29 N area. This is especially true given the adjacent properties to the north and west have seen significant redevelopment with uses that are more akin in intensity to C-G than C-R. Furthermore, the future land use classification of this property is *General Business*, which is compatible with C-G, but incompatible with the existing C-R zoning.

The rezone and concept plan are compatible with the Comprehensive Plan due to the ongoing nodal development of the Hull Road and US Highway 29 N corridor and aligns more closely with the changing character of this area. The rezone is compatible with the 2023 Future Land Use Map. Staff's review focuses more on the requested zoning change and less on the potential use(s) as they are non-binding. Therefore, **Staff recommends approval of the request with a condition.**

Condition:

1. Land Disturbance Permits shall not be issued without a viable sanitary sewer connection, per the standards of the Athens-Clarke County Public Utilities Department.

Planning Commission Recommendation: Pending

II. Purpose of Applicant Request

A. Proposal

The proposal is to rezone two undeveloped parcels and one parcel with an unoccupied single-family residence from Commercial-Rural (C-R) to Commercial-General (C-G). Combined, these three parcels total 1.54 acres. The applicant has not provided any development plan associated with the request; however, the application report indicates potential for retail and/or restaurant use.

B. Existing Conditions

The parcel at 1065 Hull Road contains an approximately 2,000 square foot single-family residential house built in 1961, according to Tax Assessor records. The applicant states that the house is unoccupied and in the process of demolition. A demolition review was approved for the existing house in February 2025, though demolition permits have not yet been issued. The other two parcels (1075 and 1085 Hull Road) have not been developed in the last 27 years, aside from an accessory structure that was demolished over ten years ago, according to aerial photographs. The properties to the west and south are C-G (Commercial-General), properties to the north are zoned Mixed-Density Residential (RM-2), and properties to the east are zoned C-R (Commercial-Rural). There are no significant environmental constraints on the site.

III. Policy Analysis

A. Compatibility with Comprehensive Plan

The 2023 Comprehensive Plan calls for the following policies that **are** supported in this project:

- *Create nodal development tied to transportation, healthcare, schools, jobs, workforce, and housing.*

Overall, the proposal is compatible with the Comprehensive Plan. The US Highway 29 N and Hull Road node is one that has seen significant development in recent years, and this rezone would be filling in gaps for commercial development that aligns more with ongoing trends.

B. Compatibility with the Future Land Use Map

The 2023 Future Land Use Map designates the subject parcel as *General Business*, which is described as follows:

General Business

These are commercial areas that serve a variety of needs for the residents of the region. It is intended for small- and large-scale retailing and service uses that are auto-oriented, such as Atlanta Highway, Lexington Road and US 29 North. Pedestrian-oriented design is particularly appropriate when these streets contain neighborhood-shopping areas or are adjacent to multifamily housing or residential

neighborhoods. Pedestrian circulation in these centers is a primary concern, therefore, connectivity within and to surrounding areas should be encouraged. Internal pedestrian walkways should be provided from the public right-of-way to the principal customer entrance of all principal buildings on the site. Walkways should connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building, store entry points, and plaza space. Walkways shall feature adjoining landscaped areas that contribute to the establishment or enhancement of community and public spaces. The street level facade of these areas should have a scale and architectural elements that relate to pedestrians. Buildings should be oriented to the street corridors which should be lined with street-trees. Small and medium scale retail stores should frame the streets with large-scale retailers located behind with focus given to pedestrian circulation rather than automobiles. Parking lots should not be located at the street front and shared parking should be encouraged.

No change to the Future Land Use Map is required as the proposed zoning action is already compatible with the Map. The proposal is compatible with the Future Land Use description for this area. As referenced in code section 9-4-18's compatibility matrix, *General Business* is compatible with the requested Commercial-General zoning, but not the existing Commercial-Rural zoning. If approved, this request would bring these parcels more into compliance with the Future Land Use map's designation.

C. Compatibility with the Zoning Map

The applicant has requested a rezone from Commercial-Rural (C-R) to Commercial-General (C-G). The following information has been provided to compare the difference in development intensity between the existing C-R zoning and the requested C-R zone. Broadly, a comparison of scale, use, and design is offered here to help decision makers evaluate the changes that would be allowed if the request is approved. In terms of building scale, the following chart illustrates the differences in size and scale of buildings that could be constructed:

	CURRENT	REQUESTED
Standard	C-R Zoning	C-G Zoning
Minimum Lot Area	20,000 sq. ft.	2,500 sq. ft.
Max Lot Coverage	35%	80%
Max Building Height	65 feet	65 feet
Setbacks	6-20 ft.	None
Min. Yard When Abutting Residential Zone	10 feet, plus one foot for each foot of building height above 30 ft.	10 feet
Conserved Canopy	30%	10%
Total Canopy	60%	40%
Minimum Landscaped Area	65%	20%

The Athens-Clarke County Zoning Ordinance includes a list of defined uses and designates where they can or cannot be established. For this request, C-G zoning represents a significant increase in intensity from C-R in terms of permitted uses and increased by-right allowable gross floor area. For instance, in C-R zones, Retail Sales and Service uses are limited to 10,000 square feet of gross floor area, whereas in C-G, there is no such limitation. Also, as can be seen above, the required conserved canopy, total canopy and minimum landscaped area requirements are much lower in C-G than in C-R.

While C-G zoning does differ greatly from C-R in a variety of ways, staff finds that given the context

of recent development in this area, this would not be a significant departure from the surrounding area's character and uses.

D. Consistency with Other Adopted ACCGov Plans, Studies, or Programs

The MACORTS 2050 MTP contains a Hull Road project further north of the subject property for an intersection/interchange upgrade.

IV. Technical Assessment

A. Environment

There are no significant environmental areas on any of the three subject parcels.

The Arborist has reviewed the tree management plan and recommended approval with the following comment:

- *ACC Arborist recommends approval. Project will be expected to meet all requirements of the community tree management ordinance at time of development during plan review.*

B. Grading and Drainage

The Transportation & Public Works Department has reviewed the proposal and approved without comment.

C. Water and Sewer Availability

The Public Utilities Department has reviewed the proposal and approved with the following comment:

- *ACC water is available*
- *ACC sanitary sewer is NOT available*
- *A sanitary sewer main extension at the expense of the developer is required to serve the development with sanitary sewer.*
- *Capacity is available to serve the proposed development*

D. Transportation

The Transportation & Public Works Department has reviewed the proposal and approved without comment.

E. Fire Protection

The Fire Marshal has reviewed the proposal and approved without comment.

F. Compliance with the Zoning Ordinance and Development Standards

Since a binding plan is not required or proposed with this request, Staff reviewed the plan for general compliance with the Code. If approved the proposal will be reviewed for code compliance at the time of permitting review. The applicant has not made any waiver requests, so they will be expected to comply with all of the applicable standards. Signage and lighting are not reviewed at this stage, but the applicant is expected to adhere to those standards as well. The applicant has indicated that these parcels will be recombined which will be reviewed for code compliance at the time of recombination plat review.

End of Staff Report.

Reviewed

Zoning Criteria Considered by Staff

The following factors have been considered as set forth in *Guhl v. Holcomb Bridge Road Corp.*, 238 Ga. 322, 232 S.E.2d 830 (1977).

- ☒ The proposed zoning action conforms to the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission.
- ☒ The proposed use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the Comprehensive Plan and all its elements.
- ☒ The proposal will not adversely affect the balance of land uses in Athens-Clarke County.
- ☒ The cost of the Unified Government and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures.
- ☒ The existing land use pattern surrounding the property in issue.
- ☒ The possible creation of an isolated district unrelated to adjacent and nearby districts.
- ☒ The aesthetic effect of existing and future use of the property as it relates to the surrounding area.
- ☒ Whether the proposed zoning action will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
- ☒ Whether there are substantial reasons why the property cannot be used in accordance with existing zoning; provided, however, evidence that the economic value of the property, as currently zoned, is less than its economic value if zoned as requested will not alone constitute a significant detriment.
- ☒ Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the zoning proposal.
- ☒ Public services, which include physical facilities and staff capacity, exist sufficient to service the proposal.
- ☒ The population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets.
- ☒ The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.